

**MINUTES OF TOWN COUNCIL MEETING
OF THE
TOWN OF STALLINGS, NORTH CAROLINA**

The Town Council of the Town of Stallings met for its regular meeting on January 10, 2022, via Zoom, a virtual electronic platform, due to the North Carolina declared state of emergency because of COVID-19. Public could access the meeting via phone (1-646-558-8656), web link (<https://us06web.zoom.us/j/83974162360?pwd=WFUwdUZ4cExxN0N4WUdWb0Q4Nk5hdz09>) or the Zoom app (Meeting ID: 839 7416 2360; Password: 605760).

Those present were: Mayor Wyatt Dunn; Mayor Pro Tempore David Scholl; Council Members Steven Ayers, Taylor-Rae Drake; Heather Grooms, Graham Hall and Brad Richardson.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Max Hsiang, Planning Director; Kolleen Dickinson, Code Enforcement Officer; Marsha Gross, Finance Officer;; Ashley Platts, Parks and Recreation Director; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

Mayor Wyatt Dunn welcomed everyone to the meeting and Council Member Richardson delivered the invocation. Mayor Dunn then led the Pledge of Allegiance and called the meeting to order.

Public Comments

No one joined the meeting who wanted to give public comments.

1. Approval of Consent Agenda Items

A. Minutes of the following meetings:

(1) 12-13-2021

Council Member Ayers made the motion to approve the Consent Agenda Items as presented. The motion was seconded by Council Member Richardson which passed unanimously by Council.

2. Reports

A. Report from the Mayor

Mayor Dunn reported that he was communicating with NCDOT representative for Stallings about funding equity.

B. Reports from Council Members/Town Committees

Council Members Ayers, Grooms, Richardson, Drake, and Hall had no reports.

Council Member Scholl reported that he represented the Town at the veteran home dedication.

C. Report from Town Manager/Town Departments

Clerk's Note: *This item was done after the Agenda Approval.*

Town Manager Sewell provided the Council with the following information:

- Assistant Town Manager Nichols updated the Council the ARPA Funds explaining that the Town was slated to receive over \$5 million from the Federal Government for COVID relief. Staff would be bringing recommendations on how to use the funds to Council in the new future.
- Chief Franks reported that No Shave November was successful, and the Police Department raised approximately \$1000 for childhood cancer research.
- Employees of the Year were Eunice McSwain and Officer Rasheal Pittman
- Transition Plan
 - New Member Bootcamp Orientation was on January 4, 2022.
 - The Essential of Municipal Government Course was cancelled and will be rescheduled.
 - Facilitator Curt Walton was conducting interviews of the Council in preparation of the Council Annual Planning Conference.
- Committees: Until the Council goes to back to in-person meetings, the other select legal bodies would also be virtual. All other committees would be postponed until Council goes back to in-person. Council held consensus on this meeting structure.
- Potter/Pleasant Plains Intersection Update – Mr. Sewell reviewed the written update provided in the Council packet regarding additional state funding and updating plans and permits for the project. This memo is attached to these minutes and therefore incorporated herein.

3. Agenda Approval

Mayor Dunn recommended moving Agenda Item 8, *Backyard Chickens Ordinance*, to Agenda Item

3.A. Town Manager Sewell requested adding Agenda Item 8.A. as *Rules of Procedure Update – Remote Meetings Policy*. The motion to approve the Agenda with the above noted changes was made by Council Member Richardson and seconded by Council Member Hall. The motion passed unanimously.

Clerk's Note: *Council then heard Agenda Item 2.C., Report from Town Manager/Town Departments.*

Council Member Ayers made the motion to suspend the rules. The motion was passed unanimously after a second from Council Members Grooms.

Council Member Scholl made the motion to add *Potter/Pleasant Plains Intersection Design Update* as Agenda Item 8.B. Council Member Richardson seconded the motion to which Council unanimously supported.

3.A. Backyard Chickens Ordinance

Original Agenda Item 8

Code Enforcement Officer Kolleen Dickinson presented the Council with options for amending the ordinances to allow backyard chickens. Ms. Dickinson's presentation is attached to these minutes and therefore incorporated herein.

After Council discussion, Council Member Richardson made the motion to add a pilot program for 18 months allowing backyard chickens per the ordinance as written, adding with no more than two chickens on a minimum lot size of ¼ acre. The ordinance shall have a sunset provision for 18 months then requiring the ordinance to again review by Council along with the statistics regarding backyard chickens during this time including permitting, violations, and staff time. The motion was seconded by Council Member Grooms. The motion passed by a 3 to 3 vote with Council Members Hall, Drake, and Scholl opposing and Mayor Dunn breaking the tie in favor of the motion. The Ordinance Amendment allowing for Backyard Chickens is attached to these minutes and therefore incorporated herein.

4. Police Department Incentive Pay

Chief Franks presented the Council option for Police Department Incentive Pay. This memo is attached to these minutes and therefore incorporated herein.

Council held consensus to make a decision on this item at its January 24, 2022, meeting.

5. Blair Mill Park Playground Implementation Costs

Parks and Recreation Director Platts presented the Council with the Blair Mill Playground implementation costs for grading for ADA compliance, playground equipment, and fencing. This memo is attached to these minutes and therefore incorporated herein.

Council Member Richardson made the motion to approve the grading in the current fiscal year for playground equipment in the spring at a cost of \$19,000. The motion was seconded by Council Member Hall. The motion passed by a 4 to 2 vote with Council Member Grooms and Richardson opposing.

Council Member Grooms made the motion to move forward with the building of the playground and installing the fence at Blair Mill Park using the fees in lieu of parklands not to exceed \$90,000. The

motion was passed unanimously by Council after a second from Council Member Hall. Council also requested adding signage to Blair Mill Park soon.

6. DFI Contract

Town Manager Sewell shared his memo with the Council which requested a date and approval of the Council to hold a special meeting to meet virtually with Development Financial Initiative (DFI) through UNC School of Government with help local governments complete economic development projects. As the downtown was a Council's priority, the partnership would enable the Town to meet that priority. Mr. Sewell's memo is attached to these minutes and therefore incorporated herein.

Council held consensus to hold a special virtual meeting concerning this topic on February 28, 2022.

7. Financial Items

(A) Audit Letter

Finance Officer Gross reviewed the Audit Letter with the Council which highlighted the Auditor's Report with three significant deficiencies. Ms. Gross information is attached to these minutes and therefore incorporated herein.

Town Clerk Nichols received verbal permission from each Council Member for staff to use their electronics signatures on this letter.

(B) Five Year Plan

Finance Officer Gross presentation the Council with the Five Year Financial Plan. Council Member Richardson made the motion to approve the Five Year Financial Plan adding a note that the \$2.75M expenditure for property was for the purpose of investment for future use. The motion was seconded by Council Member Scholl and passed unanimously by the Council. The Five Year Financial Plan is attached to these minutes and therefore incorporated herein.

8. Backyard Chicken Ordinance

This item was moved to Agenda Item 3.A.

8.A. Updating Rules of Procedure

Town Manager Sewell explained that the update to the Rules of Procedure presented to the Council added the ability to conduct Conditional Zoning Subcommittee meetings virtually when necessary.

Council Member Scholl made the motion to approve the update to the Rules of Procedure. The motion was passed unanimously by Council after a second from Council Member Hall.

8.B. Potter/Pleasant Plains Intersection Design Update

Mayor Dunn explained that Council needed to authorize spending \$9000 on the utility redesign for the Potter/Pleasant Plains Intersection per Union County's recommendation. The money would be recouped with the savings realized in the construction costs.

Council Member Scholl made the motion to approve spending \$9000 on the utility redesign for the Potter/Pleasant Plains Intersection per Union County's recommendation. Council Member Richardson seconded the motion to which Council approved unanimously.

9. Closed Session Pursuant to NCGS143- 318.11(a)(5) and (6)

Parcel 07129315, 132 Stallings Road

Council Member Hall made the motion to go into closed session pursuant to NCGS143- 318.11(a)(5) and (6) - Parcel 07129315, 132 Stallings Road. The motion was seconded by Council Member Ayers and passed unanimously by Council.

Council went into closed session at 9:37 p.m. and reconvened in open session at 9:50 p.m.

10. Adjournment

Council Member Scholl moved to adjourn the meeting, seconded by Council Member Ayers, and the motion received unanimous support. The meeting was adjourned at 9:51 p.m.

Approved on February 14, 2022.

s/Wyatt Dunn

Wyatt Dunn, Mayor

s/Erinn Nichols

Erinn E. Nichols, Town Clerk

Approved as to form:

s/Cox Law Firm, PLLC

Cox Law Firm, PLLC